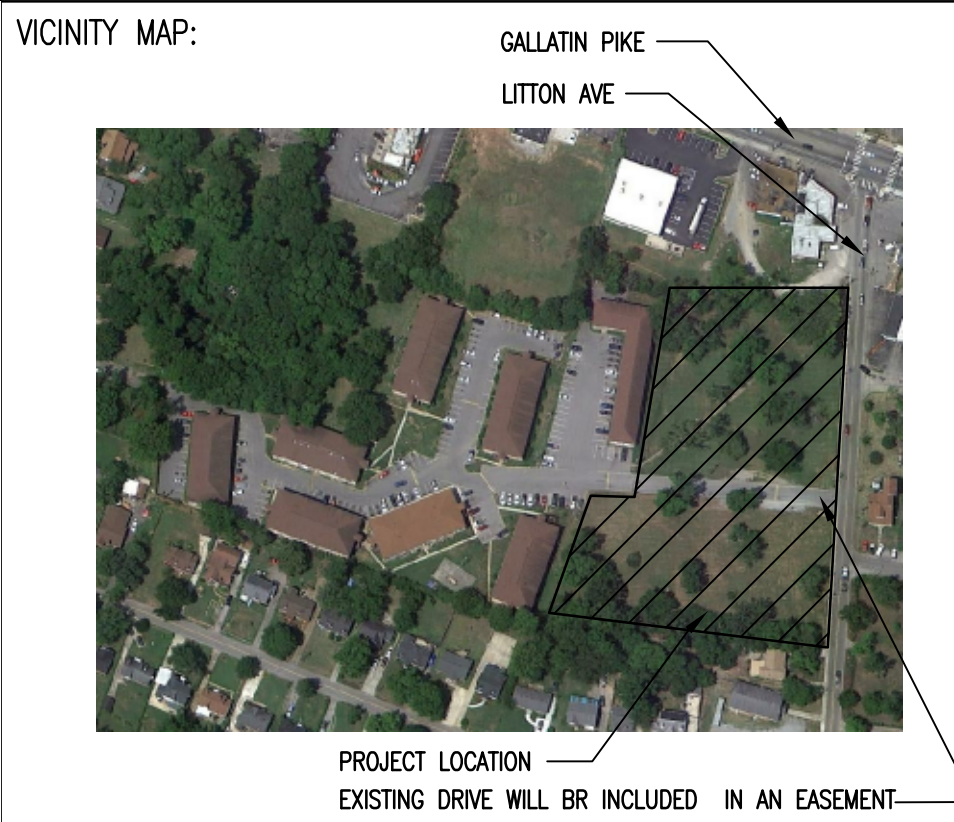


CONCEPTUAL RENDERING:
THE IMAGE ABOVE REFLECTS THE DESIGN INTENT FOR THE PROJECT. NOT WHAT THE PROJECT WILL LOOK LIKE EXACTLY. THE PROJECT WILL INCLUDE A NUMBER OF STOOPS LOCATED ALONG LITTON STREET AND PORCHES SIMILAR TO THE IMAGE ABOVE. THE EXTERIOR MATERIAL WILL CONSIST OF MASONRY VENEER AND FIBER CEMENT PANEL (NO VINYL SIDING WILL BE USED ON THE PROPOSED PROJECT). A SCHOOL BUS SHELTER WILL BE DESIGNED INTO THE PROJECT. THE SHELTER WILL EITHER CONSIST OF AN OVERHANG PROTRUDING FROM BUILDING A OR B OR A STANDALONE STRUCTURE.



PROJECT DATA

PURPOSE NOTE: THE PURPOSE OF THIS PRELIMINARY SP IS TO PERMIT UP TO 130 MULTI-FAMILY UNITS ON LITTON AVE.

APPLICATION NUMBER: 2014SP-055-001.

COUNCIL DISTRICT NUMBER AND COUNCILMAN: District 7, Anthony Davis

OWNERS OF RECORD: The Park of Five Points, LLC, Harpeth Land Development LLC, Rachael Franks, Larry Steven Franks, Bruce McKeilgoe

SP NAME: East Nashville Condo Project

SP NUMBER: 2014SP-055-001

PLAN PREPARATION DATE: February 25, 2014, amended June 26, 2014

DESIGN PROFESSIONAL: Bart Kline (Project Manager)

MAX HEIGHT OF STRUCTURES: Both structures will be three stories building B will step down to a two story structure as indicated on the drawing. Max height will be 33'-0"

DEVELOPMENT SITE TABLE:
Acreage: 2.96 Acre (128,937.60 SF)
Dwelling Units: 130 units

MAX FAR: .92

Lots:
07210034400: 4.36 acre (Note: this parcel has a portion of property that is used as the current access to the apartment development located to the south of the proposed project. The owner has recorded an easement that allows for parking, landscaping, and utilities to pass through the property. The easement has been identified on the site plan.)
0721001600: .43 acre
07210035600: .46 acre
07210035700: .48 acre
07210011700: .52 acre
07210011800: .51 acre
07210011900: .56 acre

IMPERVIOUS SURFACE RATIO:
Total site: 128,937.60 SF
Total area covered by building: 37,897 SF
Pervious: 49,648 SF (includes pervious brick paving)
Impervious: drives and parking: 31,720 SF, sidewalks: 9,636 SF
Total: 41,356 SF

MAX ISR: .65X

PARKING DATA:
The required number of parking spaces shall be provided on site per Metro Zoning Code Requirements.

Based on 130 units total:
Total Space Required:
15 two-bedroom units: 30 spaces
115 one-bedroom units: 115 spaces
Total spaces required: 145 spaces
Total spaces provided: 168 spaces

PROPOSED LAND USE:
Multi-Family

GENERAL NOTES

FIRE MARSHALL
The adjacent apartment project located to the south of the proposed site has a secondary drive that connects to Delays Ave. This drive will be made accessible for emergency equipment.

NES COMMENTS
We have not received comments back from NES regarding the proposed project we will address as soon as comments are received.
We have identified an area to relocate the existing electrical service feeding the apartment project to the south of the proposed project.

PUBLIC WORK COMMENTS
The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.

SOLID WASTE SCHEDULE:
Dumper's will be serviced four times a week. The schedule was calculated using 260 people accumulating 4.6lbs of trash per day.

TRAFFIC IMPACT STUDY:
For final SP approval a TIS will be submitted to MPW traffic engineering for review to help mitigate traffic impact.

PHASING SCHEDULE:
IT IS ANTICIPATED THAT THIS PROJECT WILL BE CONSTRUCTED IN ONE PHASE; HOWEVER, THE PROJECT MAY BE COMPLETED IN SEPARATE PHASES.

78-840 NOTE:
ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78/840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.

PRELIMINARY NOTE (STORMWATER):
THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.

ACCESS NOTE:
METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.

CULVERT NOTE:
SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).

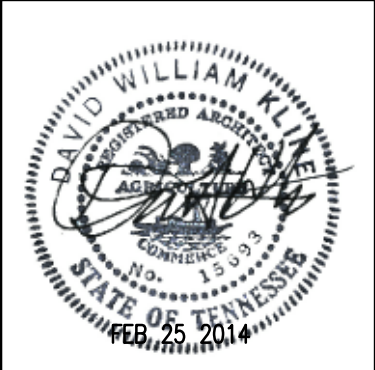
DRAINAGE CONCEPT NOTE:
THE STORM DRAINAGE CONCEPT FOR THIS SITE IS TO USE A PERVIOUS PAVER SYSTEM ALONG WITH BIORETENTION AREAS TO PROVIDE THE REQUIRED STORMWATER QUALITY AND QUANTITY. MITIGATION, THE DETAILS OF WHICH WILL BE FULLY ADDRESSED DURING SITE PLAN REVIEW.

EDMA NOTE:
THIS PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN A FLOOD HAZARD AREAS IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47037C0228 F". DATED: NOVEMBER 21, 2002. PANEL NOT PRINTED - NO SPECIAL FLOOD HAZARD AREAS.

GENERAL NOTE:
THE DEVELOPERS FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. FINAL DESIGN MAY VARY BASED ON FILED CONDITIONS.

22 middleton street nashville, tennessee 37210

KLINE SWINNEY ASSOCIATES
architecture • interior design • planning



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PROPOSED SITE PLAN
2014SP-055-011
EAST NASHVILLE CONDO PROJECT
LITTON AVE
NASHVILLE, TENNESSEE

REVISIONS	
1	6/26/14

PROJECT NO.
1406
DATE
FEB 25 2014
SHEET NO.

C1.01

PRELIMINARY SP SUBMITTAL